

Foxwood Crescent, Rushmere St Andrew, Ipswich



- SITTING ROOM
- WET ROOM
- THREE/FOUR BEDROOMS
- FAMILY BATHROOM
- KITCHEN / DINER
- UTILITY ROOM
- ENSUITE TO BEDROOM ONE
- GARAGE & OFF ROAD PARKIKNG

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Foxwood Crescent, Rushmere St Andrew, Ipswich

Marks and Mann are delighted to offer for sale this spacious extended three/four bedroom detached family home. The property is nestled in an idyllic location within the Rushmere St Andrew estate on the East side of Ipswich.

Internally the property benefits from, on the ground floor, entrance hall, sitting room, kitchen/diner, study/bedroom, utility room, cloak room, wet room. To the first floor the landing, bedroom one which benefits from an ensuite and walk in wardrobe, bedroom two has walk in wardrobe and further storage cupboard, bedroom three and family bathroom. Externally the property benefits from, off road parking, garage and to the rear aspect a south facing garden mostly laid to lawn with a patio area.

Call now to register your interest and arrange a first hand private viewing.

£435,000

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Entrance Hall

Double glazed door to entrance hall, doors to cloakroom, living room, kitchen diner, stairs to first floor.

Sitting room

3.23m x 5.60m (10' 7" x 18' 4")

Two double glazed windows and sliding door to rear aspect, open fireplace, two radiators.

Kitchen/diner

2.65m x 5.60m (8' 8" x 18' 4")

Double glazed bay and window to front aspect in dining area, window to front aspect in kitchen area, breakfast bar, range of base and wall units, gas hob, electric oven, sink/draining board, tiled splash back, door to utility room, radiator.

Utility room

1.80m x 2.00m (5' 11" x 6' 7")

Door to side aspect, sink draining board, tiled splashback, wall and base unitw, space for washing machine.

Study/bedroom

2.72m x 3.80m (8' 11" x 12' 6")

Double glazed window to rear and side aspect, radiator.

Ground floor wetroom

Double glazed window to side aspect, basin, low level toilet, shower, heated towel rail.

First floor landing

Doors to three bedrooms, family bathroom loft hatch.

Bedroom 1

3.53m x 3.83m (11' 7" x 12' 7")

Double glazed window to front aspect, walk in wardrobe, boiler/airing cupboard, radiator, door to ensuite.

Ensuite

Double glazed window to front aspect, shower cubicle, toilet, wash basin, radiator.

Bedroom two

3.20m x 3.62m (10' 6" x 11' 11")

Double glazed window to rear aspect, walk in wardrobe, storage cupboard, radiator.

Bedroom three

2.28m x 3.20m (7' 6" x 10' 6")

Double glazed window to rear aspect, radiator.

Family bathroom

Double glazed window to side aspect, wash basin, bath, extractor fan, radiator.

Loft

Part boarded, lighting, head high clearance.

Outside

Garage, off road parking for 2 vehicles, area laid to stones, pathway to rear of property, shrubs in front and border. 3.6Kw solar system with 1Kw battery storage.

Patio area, ,mostly laid to lawn, stoned area with shrubs.

Important information

Tenure - Freehold

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - D

EPC rating D

Our ref; JB/TS

Location

Rushmere St Andrew, close to amenities, primary and secondary schools, hospital, supermarkets.

Easy access to town centre and A14/A12.

Foxwood Crescent, Rushmere St Andrew, Ipswich

Directions

Using a SatNav, please use IP4 5NY as the point of destination

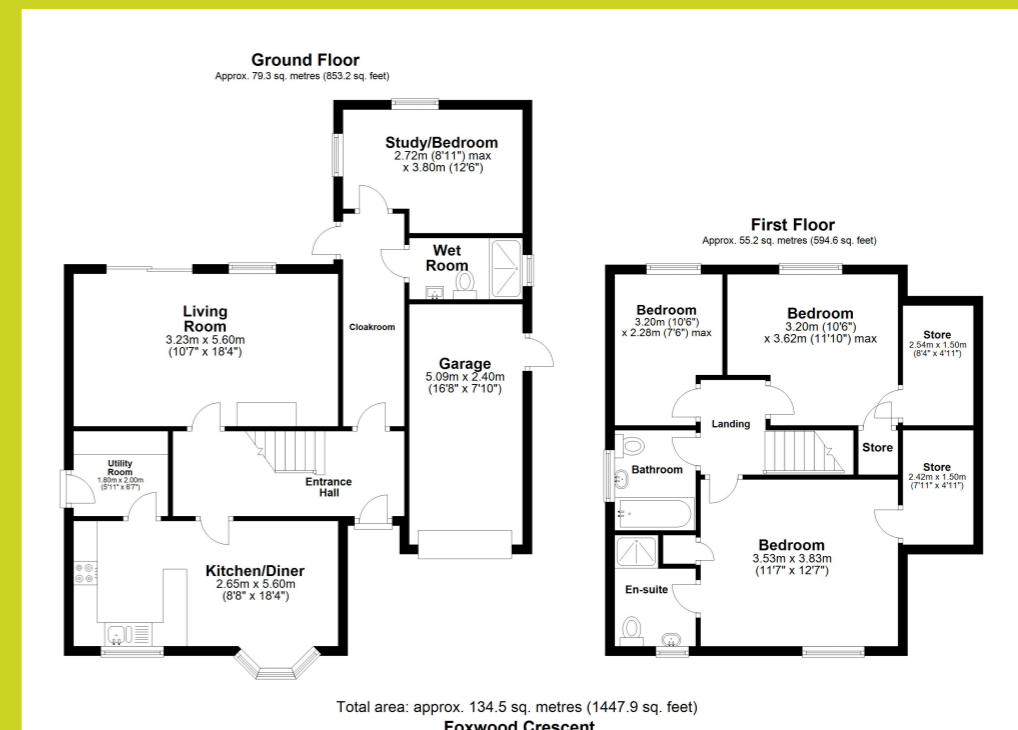
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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

